



UDC Amendment Request Application for Internal Parties ***(City of San Antonio Departments)***

Part 1. Applicant Information

Name: Sabrina Santiago Organization (if applicable): City of San Antonio-PWD
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Signature: Razi Hosseini Digitally signed by Razi Hosseini
(Include title if representing a governmental agency or public/private organization) Date: 2022.02.01 09:22:06 -06'00' Date: _____

Part 2. Basis for Update (check only one)

- ☐ Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC
(Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- ☒ Editing change that does not alter the impact of the provisions being addressed including changes such as spelling,
grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- ☐ Completed Rule Interpretation Determination (RID)
- ☐ Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate
city board or council (CCR, resolution or signature of the chairperson is required)
- ☐ City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- ☐ Modify procedures and standards for workability and administrative efficiency
- ☐ Eliminate unnecessary development costs
- ☐ Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- ☒ See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

Part 4. Summary of Proposed Update with Suggested Text (see application instructions)

Appendix F, Section 35-F-132 is removing sections of the code that will now fall under previous section 35-F126 for Substantial Improvement
/Substantial Damage, general clean up of this section only.

Part 5. Cost Impact Statement

Section 35-11(a) of the UDC requires that all requests for amendments include a Cost Impact Statement. The Cost Impact Statement should be justified with substantiating information, such as cost estimates or studies.

The requested change to the UDC (please check appropriate box):

By how much?

(Indicate either a dollar amount or percentage above or below current construction and/or development costs)

A. ☒ Will not impact the cost of construction and/or development.

B. ☐ Will increase the cost of construction and/or development.

C. ☐ Will decrease the cost of construction and/or development.

Part 6. Cost Impact Narrative and Back-Up Information

Please fully quantify the Cost Impact Statement that was provided in Part 5. Attach all relevant data and associated costs that you wish to have considered as well as a narrative explaining how the Cost Impact Statement was developed. If you need additional space, please attach additional sheets.

Be sure to:

- Consider and indicate initial and long-term maintenance costs;
- Consider city cost (i.e. personnel costs and costs to enforce);
- Indicate and be able to rationalize the baseline (current costs) and the cost projections associated with your request.

Section 35-F132 will not be a cost impact as this section is being revised only to remove language that is being moved to previous section

35-F126 for SI/SD and the 50% rule. This section is only general clean up of code language.

UDC 2021 Proposed Amendment

Amendment 27-35**Applicant: Public Works****Amendment Title – ‘Sec. 35-F132. - Application.’****Amendment Language:**

- (a) Application for a floodplain development permit must be approved by the floodplain administrator, on a form furnished by him, prior to any development. Application for a floodplain development permit for a proposed subdivision may be presented prior to or in conjunction with other data required for the platting process. For platting purposes, a floodplain development permit shall serve only as an approval of the floodplain ordinance requirements. No cut/or fill, building, or other site alterations shall proceed until the permit is approved.

The permit application shall be accompanied by supporting data prepared by a licensed professional civil engineer in the State of Texas. Data required by the City of San Antonio Floodplain Submittal Checklist (see section 35-B106 for submittal requirements), must accompany all floodplain development permit applications except building renovation, reconstruction and restoration.

- (b) In addition to the above, the following information is required, [depending on the submittal type](#):

- (1) An elevation certificate for buildings on property located in or abutting the floodplain.
- (2) Elevation in relation to mean sea level to which any nonresidential structure shall be floodproofed.
- (3) Certification from a registered professional civil engineer that the nonresidential floodproofed structure shall meet the floodproofing criteria of section 35-F142.
- (4) Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development;
- (5) Maintain a record of all such information in accordance with subsection 35-F122(a)(1).
- (6) An existing structure may be improved (remodeled) ~~without conforming to requirements of this ordinance~~ when the improvement does not constitute a substantial improvement. In the event that the work is considered a substantial improvement then the structure must be brought into compliance with this ordinance.

- ~~(7) Certification of the fair market value of an existing structure prepared by a certified real estate appraiser (or Bexar County Appraisal District's assessment) and a cost estimate of proposed improvements to the structure prepared by a registered contractor, architect, or registered professional engineer shall be submitted to verify whether or not the proposed improvements exceed fifty (50) percent of the fair market value of the existing structure. In the case of a structure that has suffered damage, the date will verify the fair market value of the structure before the damage occurred.~~

~~A. Once a property has been issued a floodplain development permit (FPDP) using the fifty (50) percent rule stated above, any additional improvements thereafter will be tracked over a total of ten (10) years. These improvements within the ten-year period can not exceed fifty (50) percent of the fair market value of the existing structure at the time of issuance of said first floodplain development permit.~~

~~B. The following items shall be considered maintenance in nature and shall not be considered in substantial improvement calculations when such items are not required as the result of a flood event:~~

1. ~~Air Conditioning or Heating system repairs not involving replacement or upgrade.~~
2. ~~Re-roofing.~~
3. ~~Electrical re-wiring or upgrade~~
4. ~~.General repairs to home (siding, window replacement, carpeting, sinks, tile, etc.).~~
